



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 2, 2011
1104-ZOA-03
Exhibit 1

Petition Number: 1104-ZOA-03

Request: The City of Westfield is proposing a zoning text amendment to the Westfield-Washington Township Zoning Ordinance to add section WC 16.04.065 – State Highway 32 Overlay Zone (including development and design standards within the State Highway 32 corridor), and repealing sections WC 16.04.075 (the existing State Highway 32 corridor development standards) and WC 16.04.077 (the existing State Highway 32 landscaping standards) from the Westfield-Washington Township Zoning Ordinance.

Exhibits:

1. Staff Report
2. Proposed State Highway 32 Overlay Zone Ordinance as of 04/18/2011
3. State Highway 32 Overlay Zone Ordinance as of 05/02/2011

Staff Reviewer: Andrew Murray

Petition History

On April 11, 2011, the City Council forwarded the proposed zoning ordinance amendment to the Advisory Plan Commission (the “APC”). The proposal received a public hearing at the April 18, 2011 APC meeting.

Procedural

The recommendation from the APC to the City Council may be made at the May 2, 2011.

Proposal Description

The proposed State Highway 32 Overlay Zone (the “Proposal”) would replace the existing State Highway 32 corridor development standards and landscaping standards (WC 16.04.075 and WC 16.04.077). The intent of the Proposal is regulate road access along the State Highway 32 corridor and to preserve and enhance the aesthetic appearance of the corridor by regulating elements such as architecture, building placement and orientation, landscaping and connectivity. The Proposal shall apply to the whole jurisdiction with the exceptions of the area identified as Downtown Westfield, Eagletown village, Jolietville village, and the platted area of Sandpiper Lakes Subdivision. The City Council Subcommittee



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on Ordinance Revision reviewed this proposal and forwarded it to the City Council and the APC with a favorable recommendation.

Staff Recommendation

Forward 1104-ZOA-03 to the City Council with a favorable recommendation.